

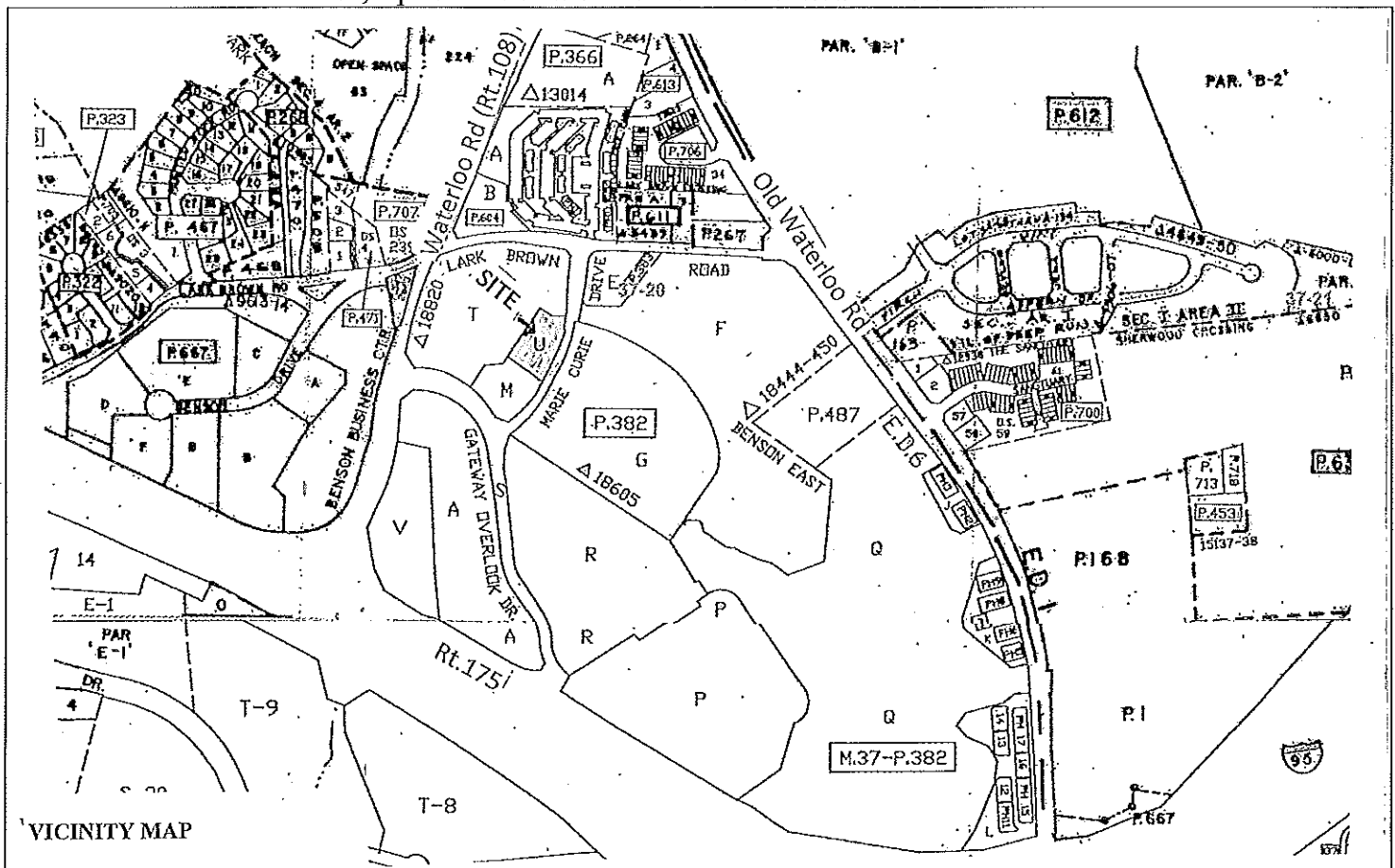
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FAX 410-313-3467  
TDD 410-313-2323

*Planning Board Meeting of January 2, 2014; beginning at 7:00 p.m.*

**Subject:** FDP 240-A-III/Benson East (Gateway Overlook Shopping Center), Parcel U/Costco Gasoline Service Station; Criteria Amendment

**Request:** For Planning Board approval of an amendment to Final Development Plan Phase 240-A-II so as to revise the Special Site Criteria for Gasoline Station to increase the allowable number of gas pumps located on Parcel U from six to eight pumps. Costco Gasoline Station with Kiosk is located on Parcel U which consists of 1.0596 acres of land zoned Employment Center - Commercial.

**Location:** The Benson East Subdivision is located on the east side of MD Route 108, north of MD Rt. 175, west of Old Waterloo Road and south of Lark Brown Road, in the Sixth Election District of Howard County, MD. Parcel U is bounding on the west side of Marie Curie Drive, a private road within the Benson East Subdivision.



**Vicinal Properties:** The Benson East Subdivision is zoned New Town with Employment Center-Commercial, Apartment and Open Space Credited Land Uses. Properties within the subdivision are improved at this time with a bank and 3 restaurants on Parcel A, a Costco Wholesale Center on Parcel G, SFA structures on Parcels J, K & L, a bank on Parcel M, one-story retail buildings on Parcels R and T and a Lowes on Parcel P. Costco self-service gasoline service station with six gas pumps and kiosk is located on Parcel U.

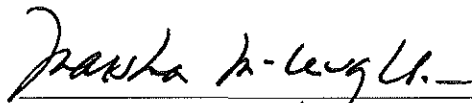
**Subdivision History:**

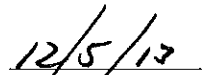
F-05-58/Benson East; Parcels A to M and O.S.Parcels N & O  
F-06-102/Benson East; Parcels P,R,T&U, Non-Buildable Par.S & O.S.Parcels Q & V  
FDP-240-A/Benson East; Recorded – 1/25/06  
S-03-05/Benson East;Amended; Approved – 1/19/06  
SDP-04-163/Benson East, Mass Grading; Approved – 10/27/04  
FDP-240-A-I/Benson East; Recorded – 1/19/07  
SDP-07-036/Benson East; Parcel U, Approved – 7/13/07  
FDP-240-A-II/Benson East; Recorded – 1/11/13

**Purpose:** The purpose of the amendment to FDP-240-A-III is to revise the Special Site Criteria for Gasoline Station – Parcel U, Paragraph J. 6, of Sheet 10, so as to increase the number of gas pumps from six to a total of eight pumps. These revisions are consistent with the Master Comprehensive Final Development Plan Criteria for the New Town District.

**SRC Comments:** By letter dated December 5, 2013, the SRC determined FDP-240-A-III to be approvable.

**Recommendation:** The Department of Planning and Zoning recommends approval to the requested amendment to FDP-240-A-III, subject to any Conditions of Approval from the Planning Board.

  
Marsha McLaughlin, Director  
Department of Planning and Zoning

  
Date

This file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, during normal working hours.

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